

MEETING SUMMARY

DATE May 16, 2017
PLACE 50 W Gay St
TIME 3:02 pm – 4:17 pm

A CALL TO ORDER

Present: William Fergus, Ryan Szymanski, Kim Way, Matt Egner, and Bart Overly
Staff Present: Festus Manly-Spain and Jackie Yeoman

B APPROVAL OF MINUTES

3:01 Meeting Summary – April 18, 2017

Motion: To approve

Motion By: Mr. Way, seconded by Mr. Szymanski

Result: Approved (4-0); Mr. Overly abstained

C Applications for Certificate of Approval

3:02-3:13 17-01-001C Address: 431 W Town St
Property Owner: Manhattan Project LLC
Applicant: Jonathan Barnes Architecture and Design
To be reviewed: Parking modifications

Staff Report by Festus Manly-Spain:

1. Mr. Manly-Spain presented slides of the site location and existing site conditions. He also described the relevant details of the proposal as noted in the Staff Report. The site is within the Arts and Innovation sub-district.
 - a. The applicant received approval for Lucas Lofts phase II in January 2017. The approval included a parking modification to 187 spaces for the entire mixed use development, including; Lucas Lofts I & II, 400 W Rich St, and 401 W Town St. The applicant is requesting an additional 6 space parking reduction bringing the total parking spaces provided for the development to 181.

Discussion:

1. Mr. Way asked where the 6 spaces were lost; Ms. Drda (Jonathan Barnes Architecture) stated 4 spots were removed from the angled parking lot on McDowell and 2 spots were removed from the Rich Street lot.
2. Ms. Drda explained the applicant is also requesting approval to demolish an existing shed on the property of 400 W Rich where the new parking lot will be located.

Board Approved Modifications to Development Standards:

1. To reduce the required number of parking spaces to 181 spaces for a mixed use development. (See previous approvals in January and February 2017 for parking lot locations)
2. To reduce the minimum parking setback from 5' to 3' (as shown on site plan)

Motion: To approve as submitted including demolition of the existing shed.

Motion By: Mr. Egner / seconded by Mr. Fergus

Result: Approved (5-0)

3:14-4:15 17-05-002 Address: 463 W Town Street
Property Owner: Brewdog Franklinton LLC
Applicant: Design Collective – Ryan Geiser
To be reviewed: Change of Use, Exterior Modifications

Staff Report by Festus Manly-Spain:

1. Mr. Manly-Spain presented slides of the site location and existing site conditions. He also described the relevant details of the proposal as noted in the Staff Report. The site is within the Arts and Innovation sub-district.
 - a. Brewdog Franklinton LLC, is proposing a change of use from an auto repair shop to a restaurant/bar with an expansion that includes a rooftop patio/bar and an outdoor patio.
 - b. The application includes exterior modifications to the existing building, including new window openings, replacement windows and painting the exterior.
 - c. The applicant is requesting a 58 space parking modification to zero spaces due to site constraints.
 - d. The new patio on Town Street extends into the right-of-way and will require approval by the Department of Public Service.

Discussion:

1. Mr. Egner asked staff to explain the recommendation of 15-20 shared parking spaces; Ms. Yeoman explained staff reviewed the parking provided for Land Grant and felt it is an appropriate number to recommend.
2. A representative from Design Collective described their analysis of existing on-street parking and proposed public parking in East Franklinton and requested for the Board to approve a modification to 0 spaces.
3. Mr. Way asked how many seats are provided in the project; Design Collective stated there are 120 seats on the ground floor and 80 on the second floor.
4. Mr. Way stated he is not comfortable with 0 spaces being provided, and may not be comfortable with 15-20 spaces either; Mr. Egner stated he agreed with Mr. Way.
5. Mr. Overly stated the project is an adaptive reuse of an existing structure and posed the question of where the parking would go; Mr. Way suggested another site or shared parking; Design Collective stated there is no space left to purchase in the neighborhood for parking.
6. Staff described generally the public parking that will be provided with the Rich and River and Gravity projects that are currently under construction in East Franklinton.
7. Mr. Szymanski stated he is in support of a parking reduction and suggested street improvements as a method to maximize on-street parking. He also noted that parking issues are usually a bigger concern when residential units close to the development and that isn't the case with this project.
8. Chris Sherman (public comment) stated that parking in the neighborhood is mostly an issue during events and not too bad during the week. He stated he is in support of the project.
9. Design Collective provided an overview of the design and materials.
10. The Board discussed the elimination of curb cuts on Town Street and the establishment of a tree lawn with street trees.

Board Approved Modifications to Development Standards:

1. To reduce the minimum parking requirement from 58 spaces to 0 spaces.

Motion: To approve as submitted with the following conditions:

1. EFRB review and approval of graphics, lighting, and streetscape/landscaping

Motion By: Mr. Szymanski / seconded by Mr. Egner

Result: Approved (3-2)

E STAFF ISSUED CERTIFICATES OF APPROVAL

115 S Gift | Application #16-01-002 (Boys and Girls Club)

1. Change of Use | Reviewed 04/28/2017 | Issued 04/28/2017

F BOARD APPROVED APPLICATIONS ISSUED CERTIFICATES OF APPROVAL

72 S Gift | Application #15-07-003 (Time Tunnel)

1. New Construction | Reviewed 7/15/2015 | Issued 04/19/2017

G NEXT MEETING

Tuesday – June 20, 2017 at 50 W Gay St at 3:00 pm